CUSHMAN & WAKEFIELD | Colorado Springs Commercial



ELIZABETH ST & DREW DIX PKWY

PUEBLO, CO 81008

10 ACRES

SURROUNDED BY INVESTMENT. POSITIONED FOR OPPORTUNITY.

Positioned near the I-25 and Drew Dix Parkway interchange on Pueblo's north end, this ±10-acre parcel offers a substantial land development opportunity in an increasingly established commercial area. Located just west of Love's Travel Stop, the property benefits from convenient access to Exit 104 and recently completed infrastructure improvements, including a new roundabout and enhanced frontage road connections.

The immediate area has attracted significant investment from national operators, including the newly opened TA Travel Center, Black Bear Diner, Bojangles, Del Taco and Sbarro. These businesses complement the established retail and service destinations along North Elizabeth Street, strengthening the corridor's appeal to interstate travelers, commercial traffic and the surrounding community.

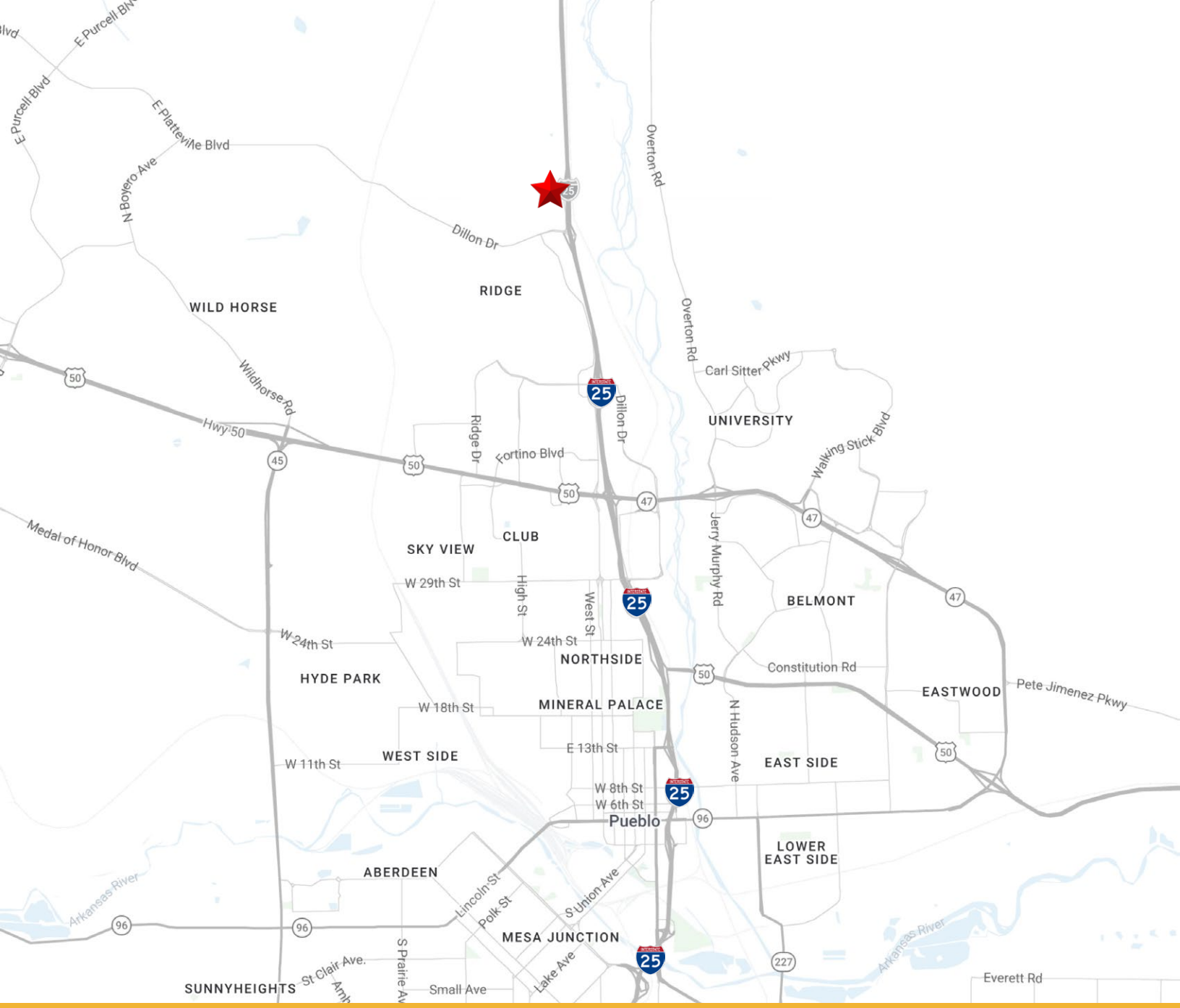
With a sizable single-parcel configuration and continued investment throughout the surrounding trade area, the property presents an opportunity for investors and developers to establish a presence near one of Pueblo's key interstate gateways.

FOR SALE

CURRENT ZONING
A1: 0502000002

SALE PRICE
$2,500,000


TRADE AREA MAP
SITE
Black Bear Diner
TA TravelCenters of America
Loves
DILLON DR
INTERSTATE 25
ELIZABETH ST
BEST BUY
chili's
CAVENDER'S
LONGHORN
KOHL'S
FAMOUS footwear
PETCO
five BELOW
BUFFALO WILD WINGS
ULTA BEAUTY
OneMain Financial
DICK'S SPORTING GOODS
maurices
HomeGoods
SPORTSMAN'S WAREHOUSE
TSC TRACTOR SUPPLY CO
HARLEY-DAVIDSON
Walmart
sam's club
CINEMARK
ROSS DRESS FOR LESS
TJ maxx
COLD STONE CREAMERY
PETSMART
dd's DISCOUNTS
BARNES & NOBLE
American Furniture Warehouse
Ruby Tuesday
THE HOME DEPOT
BIG 5 SPORTING GOODS
TEXAS ROADHOUSE
Albertsons
LOWE'S
STAPLES
FAZOLI'S
DICKEY'S BARBECUE PIT
Carl's Jr.
crumbl cookies
KUNG FU TEA
LITTLE CAESARS
McALISTER'S DELI
PartyCity
Black-eyed Pea
HARBOR FREIGHT TOOLS
Rexel
BIG LOTS!
50
Alpine
TOYOTA
NISSAN
SUBARU
DODGE
67,041 VPD
PUEBLO COUNTRY CLUB
planet fitness
SONIC
Olive Garden
CHIPOTLE MEXICAN GRILL
Mister CAR WASH
OLD CHICAGO
Red Lobster
Wendy's
Applebee's
WING STOP
golden corral
TACO BELL
Pueblo Mall
FURNITURE ROW
HOBBY LOBBY
TOYS R US
Dillard's
SHOE DEPT. ENCORE
TARGET
Bath & Body Works
JCPenney
Foot Locker
BOOT BARN



DEMOGRAPHICS

POPULATION

1 MILE	2 MILES	3 MILES
150	1,786	5,470

AVERAGE HOUSEHOLD INCOME

1 MILE	2 MILES	3 MILES
$90,259	$87,454	$97,914

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